

## AN ORDINANCE

TO AMEND CHAPTER 19, LAND MANAGEMENT, OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE TO ESTABLISH SINGLE-FAMILY RESIDENTIAL INFILL STANDARDS (Z-9-2014)

WHEREAS, City Council appointed a task force to consider measures to address citizens' concerns about infill development in established single-family residential neighborhoods; and

WHEREAS, the task force determined the most commonly raised issues and recommended amendments to the Land Management Ordinance to address these issues; and

WHEREAS, the Planning Commission, pursuant to public notice, held a public hearing on June 12, 2014, to consider the amendments, and the Commission recommended approval of the proposed amendments to the Land Management Ordinance; and

WHEREAS, staff understands that the codifier of the Code of Ordinances is responsible for determining placement of language in the Code and recommends the language set forth in the attached exhibit be placed at Section 19-6.9 and the current Section 19-6.9 entitled "Building Numbering" be renumbered as Section 19-6.11;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Chapter 19, Land Management, of the Code of Ordinances of the City of Greenville, is amended to establish Single-Family Residential Infill Standards as described in the attached Exhibit, which is incorporated herein by reference.


DONE, RATIFIED AND PASSED THIS THE 11 DAY OF AUGUST, 2014.

  
MAYOR

ATTEST:

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

REVIEWED:

  
CITY MANAGER

## EXHIBIT

19-6.9. Single-Family Residential Infill Standards

19-6.9.1 General purpose and intent. This section is intended to achieve neighborhood compatibility, maintain the harmony and character of existing single-family residential areas, and guide residential infill development to occur in an orderly and desirable manner. It is also intended:

- (A) To minimize the impact of garages/carports and driveways on the character of established residential areas, by addressing the location of garages/carports and driveways and the orientation of garage openings relative to the street.
- (B) To minimize the visual impact of a stormwater detention/retention facility within existing single-family residential neighborhoods in order to maintain the predominant characteristics of the neighborhood to the greatest extent possible.
- (C) To limit stormwater runoff impact on adjoining properties created by new construction and additions.
- (D) To preserve and protect existing tree canopy to the extent practicable and to ensure future tree canopy consistent with existing residential areas.

19-6.9.2 Applicability. The provisions of this section shall apply to the following developments located in single-family residential zoning districts:

- (A) New lots created by summary plat or major subdivision (section 19-2.3.13), which abut an existing street or extension of an existing street.
- (B) Construction of a new dwelling or garage/carport on an existing lot.
- (C) Addition of an attached garage/carport.
- (D) Renovations/additions to a dwelling whose construction value exceeds 50 percent (50%) of the assessed value of the improvements detailed on the most current property tax assessment role, or projects that increase the building footprint square footage by more than forty percent (40%). Building renovations phased over a five-year period shall be combined to determine applicability of the percent threshold criteria.

19-6.9.3 Definitions. For the purposes of this section, the following definitions apply:

*Block* means the lots and or residential buildings fronting a section of street located between intersecting streets.

*Established residential area* means an area developed with residential dwellings having one or more of the following characteristics: 1) was platted or developed more than 25 years ago; 2) is in a subdivision that is more than 80 percent built out and that was platted more than 15 years ago; 3) is bounded on two or more sides by existing residential development; or 4) is within an unplatted area that contains lots of two and one-half acres or less where 80 percent or more of the lots or tracts have been developed for at least 15 years.

19-6.9.4 Garages, carports, and driveways

- (A) In established residential areas, garages, carports, and driveways shall be constructed in a way to be consistent with the predominant development pattern and rhythm of the block in the respective neighborhood. Houses constructed on a new street, public or private, can establish a new character for that particular street, if it does not alter the character of the surrounding neighborhood.
- (B) Attached garages/carports shall not open onto a front or side yard, unless:
  - 1. Sixty (60) percent of existing dwellings in the block have attached garages/carports which open onto a front yard; or
  - 2. The garage is integrated into the house design and is set back at least 10 feet from the front of the structure, including porches.
- (C) Detached garages/carports shall comply with the provisions of section 19-4.4, accessory uses and structures.
- (D) In blocks where the existing dwellings have no garages/carports, garages and carports are allowed per subsections (A) and (B) above, provided an attached garage/carport does not open to the front of the house.
- (E) If a garage/carport is not provided, driveways shall be located to the side and/or rear of the dwelling, and shall not exceed 10 feet wide, except in the rear yard.
- (F) Parking shall not be allowed in the front yards, except for access to front-loaded garages that are permitted. The administrator may allow wider driveways and or parking pads in the front yard based on consistency with existing character of the block and compliance with stated purpose and intent of this section.

#### 19-6.9.5 Stormwater detention/retention standards

- (A) Where stormwater quantity requirements of article 19-7, stormwater management, apply to infill subdivisions, the following requirements shall apply:
  - 1. Where above-ground detention/retention facilities are proposed, they shall:
    - a. Be located at least twenty feet (20') from an exterior property line; and
    - b. Be sloped in a manner that is easily maintained; and
    - c. Be designed as an amenity to the development, when deemed feasible by the administrator. Amenity features may include additional landscaping, fountains, trails or other features acceptable to the administrator.
- (B) The above performance standards apply to infill subdivisions which require stormwater quantity and create a subdivision of 2 to 15 lots in an "R" zoned neighborhood (single-family residential).

#### 19-6.9.6 Stormwater runoff standards

The following performance standards shall apply to the all single-family residential buildings that are not located within a larger common plan with an approved stormwater management system, including single-family projects on vacant land, or land made vacant after the demolition of existing structures.

- (A) Single-family subdivisions shall submit a grading plan that includes details as specified in the administrative manual.
- (B) In addition to the 40% maximum lot coverage by all roofed areas, single-family lots shall not exceed 60% total impervious coverage.

- (C) Setback slopes shall not exceed four (4) foot horizontal to one (1) vertical. Stormwater should be discharged at a setback distance of at least 20 feet from the property line.
- (D) If the applicant cannot meet the requirements of (C) above, a grading plan as outlined in (A) above and that incorporates stormwater best management practices to convey and dissipate stormwater runoff discharges shall be submitted and approved by the administrator.

#### 19-6.9.7 Tree protection and replacement

Protection of existing tree cover is intended to preserve the visual and aesthetic qualities of Greenville; to encourage site design techniques that preserve the natural environment and enhance the developed environment; to control erosion, slippage, and sediment runoff into streams and waterways; to increase slope stability; and, to protect wildlife habitat and migration corridors. Preservation or provision of trees near structures also serves to conserve energy by reducing heating and cooling costs.

- (A) Tree surveys are not required for single-family lots or single-family subdivisions. However, the location, species, and size of trees that are proposed to be retained should be shown on a site plan.
- (B) Including required street trees, one canopy tree shall be planted for each 3000 square feet of lot area or portion thereof, excluding building footprints, and the first 3000 square feet of lot area. Such tree(s) shall be a minimum 2½ -inch caliper and may be planted anywhere on the lot. Each existing canopy tree proposed to be retained and measuring at least 6" in diameter, shall count as two new trees.
- (C) Trees intended to be retained shall be protected during construction consistent with the provisions of Section 19-6.3.3.

#### Sec. 19-5.1. Table of dimensional standards.

All primary structures shall be subject to the dimensional standards set forth in the following table. These standards may be further limited or modified by other applicable sections of this chapter. Rules of measurements and permitted exceptions are set forth in section 19-5.2, definitions/measurements.

Table 19-5.1-1: Table of Dimensional Standards

District or Use	Lots			Setbacks Minimum (feet)			Height Maximum (feet) <sup>8</sup>
	Max. Density and Min. Lot Area (sq. ft.)	Min. Width (feet)	Max. Coverage (percent)	Front <sup>1</sup>	Side	Rear	
RESIDENTIAL DISTRICTS							
R-6	6,000	40	40	20	5	15	40 <u>35</u>
R-9	9,000	60				15	
RM-1	10 units/acre	40 for	40	20	5 for single-	15	40 <sup>2</sup>

RM-1.5	15 units/acre	single-family; None for all other			family detached and duplex; 15 for other uses		
RM-2 and RM-3	20 units/acre						
High-rise apartments in RM-3 and OD	1 acre	150	25 <sup>3</sup>	25	25	25	None <sup>4</sup>
Nonresidential uses in all residential districts	None	None	40	25	15	15	40 <sup>2</sup>
Accessory structures			50% of principal structure	NP	5	5	20 <sup>9</sup>
NONRESIDENTIAL DISTRICTS							
OD	See <sup>10</sup> below	None	50	10	3 <sup>5</sup> or 10 <sup>6</sup>	15	40 <sup>2</sup>
C-1	See <sup>10</sup> below	None	100	10	3 <sup>5</sup> or 10 <sup>6</sup>	15	40 <sup>2</sup>
C-2	See <sup>10</sup> below	None	100	10	3 <sup>5</sup> or 10 <sup>6</sup>	15	40 <sup>2</sup>
C-3	See <sup>10</sup> below	None	100	10	3 <sup>5</sup> or 10 <sup>6</sup>	10	40 <sup>2</sup>
C-4	None	None	100	0	0	0	None <sup>7</sup>
RDV	See <sup>10</sup> below	None	100	10 (20 Max)	3 <sup>5</sup> or 10 <sup>6</sup>	3 <sup>5</sup> or 10 <sup>6</sup>	40 <sup>2</sup>
S-1	See <sup>10</sup> below	None	100	10	3 <sup>5</sup> or 10 <sup>6</sup>	10	40 <sup>2</sup>
I-1	None	None	100	25	3 <sup>5</sup> or 25 <sup>6</sup>	10	40 <sup>2</sup>
Accessory structures			10	NP	3 <sup>5</sup>	3 <sup>5</sup>	20 <sup>9</sup>